

**TOWN OF ROCKY HILL
ECONOMIC DEVELOPMENT COMMISSION
MEETING OF OCTOBER 14, 2014**

1. CALL TO ORDER

Chairwoman Marti Stiglich called the October 14, 2014 Economic Development Commission meeting to order at 6:02 p.m. in the Council Chambers of Rocky Hill Town Hall, 761 Old Main Street, Rocky Hill, CT. .

Those in attendance: Vice Chairman Mark Walworth, Commissioner Christopher Duff (Entered at 6:10 p.m.), Commissioner Sharon D. Mounds and Commissioner Timothy Tuller. Also present: Ray Carpentino (Economic Development Director) and Town Manager Guy Scaife (Guest).

Those absent: Commissioner John Roderick.

The Roll Call was taken. Ray Carpentino said that Commissioner Roderick had e-mailed him this morning stating that he couldn't make this evening's meeting but he imagined that Commissioner Duff would be present soon.

The Pledge of Allegiance was recited.

2. APPROVAL OF MINUTES & WORKING NOTES

Vice Chairman Mark Walworth made a motion to approve the Minutes and Working Notes, as amended, of the September 9, 2014 meeting of the Economic Development Commission. The motion was seconded by Commissioner Sharon Mounds and adopted unanimously by those present. (Commissioner Christopher Duff was absent at this time and Commissioner John Roderick was also absent.)

Commissioner Mounds told Ray Carpentino that her name is Sharon D. Mounds.

**3. ROCKY HILL CHAMBER OF COMMERCE UPDATE/BUSINESS
INTRODUCTIONS**

Chairwoman Stiglich noticed that no one was present from the Rocky Hill Chamber of Commerce. Ray Carpentino said that Christina Palmer (Executive Director of Rocky Hill Chamber of Commerce) had called him this afternoon to say that she wouldn't be able to make this meeting and the two businesses that she was going to bring this evening have been rescheduled for this Commission's next meeting. Chairwoman Stiglich reminded Ray

Carpentino that their next meeting will be a two hour session with CERC (Connecticut Economic Resource Center) so that Christina Palmer will not be getting any time at the podium then.

4. PUBLIC COMMENT

There was no public comment.

5. DISCUSSION/ACTION

a. Ames redevelopment status

At this point, Ray Carpentino asked Chairwoman Stiglich to introduce this Commission's newest member, Commissioner Tuller, and she introduced him.

Ray Carpentino said a closing for Ames is being anticipated for tomorrow hopefully, between 10:00 a.m. and 3:00 p.m. Chairwoman Stiglich asked Ray Carpentino to leave a message tomorrow on her answering machine with regards to this. Ray Carpentino said that he had spoken to one of Ames' Attorneys who is concerned about this Town's proposed moratorium on multi-family that the Planning and Zoning Commission is looking at so the Attorney will be at that meeting tomorrow evening. Commissioner Mounds asked Ray Carpentino if the Attorney had said why. Ray Carpentino said it is because this property is right for a mixed use development so they are very concerned as to how this moratorium might impact their property.

b. Business Visitation Program

Ray Carpentino said that he and Chairwoman Stiglich visited Cycling Concepts last week. Chairwoman Stiglich said they had met with Keith Sherman, who is the owner of Cycling Concepts, and she gave more details about that business, as well as their visit. Chairwoman Stiglich also mentioned how Keith Sherman would like to have bike meets so she and Ray Carpentino gave him one worthwhile place that he could ask to see if he could do it there. Chairwoman Stiglich said that every business they have met with this year has nothing but nice things to say about Rocky Hill and how they love to be here.

Commissioner Mounds asked if they know when they go to visit businesses if those are current on their taxes. Ray Carpentino said he hasn't considered that as part of the visitations. Chairwoman Stiglich asked Commissioner Mounds if she would like them to make sure that the businesses are current in their taxes. Commissioner Mounds mentioned that they might be going to visit someone and they might not have a friendly status with the Town. She explained more. Ray Carpentino said this would be something that would be pretty easy for them to get a hold of before they go on a visitation. Chairwoman Stiglich said they could add this and she asked Ray Carpentino if he could add this as an extra step before they go to visit someone. She is sure that the Assessor would cooperate with them on that. Ray Carpentino agreed. Chairwoman Stiglich said none of the businesses they have visited have complained about taxes. Ray Carpentino said the businesses have complained about State taxes. Pat Hughes-Walworth, owner and broker of Hughes Realty, said the question about businesses being current on their taxes is an excellent question and she then mentioned how there is a company in Town who she had sold a

commercial piece of property to approximately three years ago that she was going to recommend they visit but she found out recently that that property is for sale now.

c. Plan of Conservation & Development – Status Update/Proposal Discussion

Ray Carpentino told this Commission that they were aware of the meeting there had been last month for this. The consultant is compiling all of the data currently to get it ready for the next presentation and this Commission will be notified at that time. Ray Carpentino said they did their best with regards to trying to get their economic development concerns in and hopefully this will carry to the next stage. Chairwoman Stiglich was disappointed that the public meeting for this didn't have as big of a crowd as there had been at the last public meeting for this, which was approximately eleven or twelve years ago, when she had been on the Planning and Zoning Commission. Ray Carpentino said there will be more meetings for this now and Glenn Chalder (Planimetrics) is aware that they won't get a broad spectrum from just one meeting. Commissioner Duff also thought that the Town had invested less in the process than they had done the last time because of a reduced budget and a compressed timeframe so he didn't think that they could expect the same result.

d. Municipal Solar Energy Project Update

Ray Carpentino said this is for the Solar Farm, which will be on Town owned property at the gravel pits. There will be a meeting next Tuesday for the five proposals to be discussed. The consultant has prepared an analysis to compare the commonalities of each proposal. Ray Carpentino is hoping to have a recommendation for the Town Council and the Town Manager by the middle of next month. Ray Carpentino said there are incentives for solar production and he explained more about those. Chairwoman Stiglich asked if the people who submitted the proposals are all aware of the Russo property, which is next to this property. Ray Carpentino said that had been incorporated as an option into the RFP.

e. Town Center West Redevelopment Project Status Update

Ray Carpentino thinks that all of the trees that need to come down for this have come down. Rich Vicino, the developer of this project, will be coming in front of a special meeting of the Redevelopment Agency next month with a project update.

f. River's Edge (Foundry) Development Project Update

Ray Carpentino said this is still "tangled up" with regards to the Environmental Phase III and the Remedial Action Plan being prepared and getting ready in order to be reviewed by DEEP (Department of Energy and Environmental Protection). The State DOT (Department of Transportation) has to be worked with too for the permit because Glastonbury Avenue is a State road and the railroad tracks will factor into the project. Chairwoman Stiglich referred to the smoke stacks there. Ray Carpentino said those are still up and he gave more details about that. Chairwoman Stiglich asked if they are aware that these will have to be brought down in stages because this is a brownfield. Ray Carpentino said he is sure they know. Chairwoman Stiglich said they have to be vigilant about this and she explained why. Commissioner Duff said a status

had been given with regards to this at the last Open Space and Conservation Commission's meeting and dust control measures will be used. He explained more about this. Chairwoman Stiglich said she is concerned because of how asbestos and lead were found in the putty seals around the windows at Rocky Hill High School when the renovations were started with so the Board of Health was needed to put a plan together to make that safe for everyone with regards to the removal of that.

g. Silas Deane Revitalization Program Update

Ray Carpentino told this Commission that they were aware about the Town receiving a grant for \$422,000 in order to start certain elements of Phase II A. of this. At the Town Council's last meeting, they voted to approve the next STEAP (Small Town Economic Assistance Program) application to fund parts of this in addition to \$300,000 for the Façade Improvement Program on the Silas Deane Highway. Commissioner Mounds asked if this would be for this fiscal year. Ray Carpentino said it will be for 2015 and the Governor will be announcing these by January 31, 2014. He explained some more. Commissioner Duff asked if the designs are in place for the Façade Improvement Program and he asked if the businesses that are going to have their facades improved compete for this. Ray Carpentino said there is a rebate program and there is a Committee of himself, the Planning Director and the Town Engineer. Ray Carpentino gave the details as to what will happen if a business responds to the advertisement for this. Commissioner Duff told Ray Carpentino that he had mentioned that it has been approximately two years since they have had a moratorium on new money coming in and he asked if anyone has been waiting. Ray Carpentino said that he has six businesses waiting. He then explained what had happened to a couple of other businesses that had applied years ago. One of these businesses was Chuck's Steakhouse. Commissioner Mounds asked if Chuck's Steakhouse would still be eligible for this. Ray Carpentino said yes but Chuck's Steakhouse wouldn't get money for what they have already done to their building because this isn't retroactive. This is basically a first come, first serve program. Chairwoman Stiglich asked if one of the six businesses that have been waiting is the white building on the left hand side of the Silas Deane Highway heading towards Wethersfield. Ray Carpentino said the owner of that building in 2006 or 2007 had applied for a façade grant. He explained more and said that building is now blighted. Commissioner Mounds asked if that is an historical structure. Ray Carpentino said no and he mentioned how every application has to be sent to the State Historic Preservation Office for their stamp of approval.

h. Business Assistance Efforts

Ray Carpentino said that he has been working with a local manufacturer since approximately eight months ago because he is expanding and needs 80,000 square feet. This manufacturer has been in Town for a few decades. Ray Carpentino referred a new property that has come online to the manufacturer because it is for sale and/or lease now and this is where Thirau LLC is. The Town had given Thirau LLC a tax abatement for three years but that didn't kick in so nothing was abated. Chairwoman Stiglich asked what type of manufacturing this is. Ray Carpentino said it is a highly skilled and a high tech aircraft type.

Ray Carpentino mentioned how he had met with Burris personnel so they could talk about what they are doing, etc. and whether or not they will be building Phase II. He told them about the

issues there are with the third party tractor trailers. One of these personnel (Regional Manager from Florida) had discussed with Kim Ricci (Town Planner) a few years ago about a pad site being built within Burris' property so that they can get these tractor trailers off of the roadway. This will be looked at again.

Ray Carpentino had helped the Engineering Department out by notifying all of the business owners at Corporate Ridge when repaving was being done there. Chairwoman Stiglich asked Ray Carpentino if he had gotten any feedback from the Sheraton in terms of how that might have impacted them and he said no. Ray Carpentino said he had only gotten one complaint about the repaving and that was that sprinklers were dug up at a couple of businesses.

Ray Carpentino said he has been working with a Yoga Studio for eight months. The owner is trying to relocate into Town and she is trying to find a unique property. She has found another temporary location outside of Rocky Hill and Ray Carpentino gave more details about that but he thinks that she will continue to look in Rocky Hill because she really wants to be in it. Commissioner Mounds said she had overheard this woman in a non-Town situation and she explained more. Chairwoman Stiglich asked how big of a site this woman is looking for. Ray Carpentino said a 2,000 square foot studio but in a unique location with a fairly low rent.

Commissioner Duff asked Ray Carpentino if he had anything with regards to the generator for the RHPD and the Emergency Operations Center because he thinks they are waiting for some funding for that. Commissioner Duff also asked if there was any update on the two breweries that had been talked about at this Commission's last meeting and if there is any progress with those. Ray Carpentino said he is working with one of these breweries and he just had sent a property to them. That brewery would need a space that is pretty good size because it will be a manufacturer and it will also have a tap room. A pretty good size area for parking is also needed. Ray Carpentino then referred to the generator and he thought that had been part of the discussion that this Commission had last month with regards to STEAP funding because they weren't sure if they were going to do that or other projects. He will continue to look for funding for the generator, as well as for some other emergency operation facility grants.

6. CORRESPONDENCE/DISCUSSION

Ray Carpentino told this Commission that they are aware that the Town of Rocky Hill will be hosting CERC in Council Chambers on November 18, 2014. This will probably be a two hour program that will be geared towards the fundamentals of economic development. He gave more details about this. He mentioned who invitations will be sent out to (i.e. the Town Council, etc.) and how the public will also be invited because this will be a public meeting, which will be televised. Commissioner Mounds asked if this will be broadcast live. Ray Carpentino said it will and this will be a regular meeting night for this Commission.

Chairwoman Stiglich asked the Commission if they had any other questions. Vice Chairman Walworth said this Commission had talked about the updating of the Zoning Regulations for Business Park II at their last meeting and how a letter would be sent to the Planning and Zoning Commission. Ray Carpentino said he sent a letter to Kim Ricci to be incorporated in with the activities of Planimetrics with the Plan of Conservation and Development. Ray Carpentino said

when he and Chairwoman Stiglich had met with Glenn Chalder last month that they went through this for a couple of hours. Ray Carpentino thinks that they are probably a little reluctant to change the Regulations before the Plan of Conservation and Development is finished and he explained some more. Vice Chairman Walworth asked if CERC could statistically leverage any of this and Ray Carpentino doesn't think they will be doing that.

Chairwoman Marti Stiglich asked the Commission if they had any other questions. Commissioner Duff brought up how this Commission had a presentation from the Cora J. Belden Library with regards to a Business Assistance Program they have that was just getting off of the ground in Rocky Hill and he asked if they have had any early returns or updates on that. Chairwoman Stiglich said this is SCORE. Ray Carpentino said he didn't have any updates. He had mentioned this to Mary Hogan (Director of Library) last month. Chairwoman Stiglich said that something was supposed to have been scheduled in September. Ray Carpentino said they will be at the library for this on certain days and he will follow up with Mary Hogan on this. Commissioner Duff said this sounds like a great resource for Rocky Hill people so it would be great for them to know how this is going.

Chairwoman Stiglich asked if the business community will be invited to the CERC session. Ray Carpentino said invitations will be going to the Rocky Hill Chamber of Commerce. This will be an opening meeting and he gave more details again about it.

Chairwoman Stiglich asked if anything has been heard from the Rocky Hill Chamber of Commerce with regards to scheduling their next quarterly business session. Ray Carpentino said no and he asked if they know what they would like to talk about. Chairwoman Stiglich asked if there are any State business functions that come in at a good price and that they haven't covered this year so far. She explained some more and mentioned what programs they already had. She mentioned about them maybe having a repeat session for help with fixing the infrastructure. Commissioner Duff asked if a potential topic could be them focusing on the Plan of Conservation and Development. Chairwoman Stiglich asked Ray Carpentino to approach Glenn Chalder to see if he might be interested in doing this. Ray Carpentino said that Glenn Chalder has a contract with the Town so he would have to talk to Town Manager Scaife about this.

Commissioner Mounds asked if there is an actual section that this Commission has to prepare for (for the Plan of Conservation and Development) or if they have done one in the past. Ray Carpentino said there is a Chapter of Economic Development. The consultant will develop that but the Commission has input. Commissioner Mounds asked Ray Carpentino if this would be his input or this Commission's. Ray Carpentino said it would be both and he explained more. Commissioner Mounds asked Ray Carpentino if this Commission could have a copy of this Section from the last Plan of Conservation and Development for their next meeting, along with anything that he might be preparing to insert in the new one. Ray Carpentino said he will make hard copies for all of them. Vice Chairman Walworth mentioned that this is online.

Vice Chairman Walworth mentioned how a municipal training survey is being requested for CERC (for the public meeting) and he asked Ray Carpentino if he could send him the link for this because he couldn't access it. Ray Carpentino said he couldn't either. Commissioner Duff

asked if they could confirm if there is a particular date where this survey will go live because this might not be active yet. Ray Carpentino will check that out.

Chairwoman Stiglich asked if there was any other business. Commissioner Mounds said the new Town Manager was present this evening and she asked if this Commission would be meeting him on the record or if they were going to adjourn first. Chairwoman Stiglich asked Town Manager Scaife if he would like to meet them on the record. Town Manager Scaife introduced himself and he told them that he was just attending their meeting as an observer. He mentioned that he will certainly be active with this Commission and also throughout the Town as he takes this responsibility on. He mentioned how Rocky Hill has lots of development and this is one of his attractions because he sees the vibrant economy here, as well as the strong diversity of high tech jobs, etc. As an outsider, what is really striking to him is that they really have ease of movement throughout this community with all of their density. He explained some more. He is glad to be here and he thanked them for the opportunity.

7. ADJOURN

Commissioner Sharon Mounds made a motion to adjourn the meeting at 6:52 p.m. The motion was seconded by Vice Chairman Mark Walworth and adopted unanimously by those present. (Commissioner John Roderick was absent.)

Respectfully submitted,

Jo-Anne Booth
Recording Secretary